



**IMMOBLEUE**  
ensemble, réalisons vos projets

1 295 000 €

Buying villa

6 rooms

Surface : 160 m<sup>2</sup>

Surface of the living space : 48 m<sup>2</sup>

Surface of the land : 2000 m<sup>2</sup>

Exposure : Sud est

View : Mer panoramique

Hot water : Electrique

Indoor condition : excellent

Outdoor condition : exceptional

Benefits :

pool, fireplace, double glazing, office,  
Automatic gate, calm, electric shutters

4 bedroom

2 terraces

2 showers

3 WC

2 garage

1 cellar

Legal information

1 295 000 €

Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



### Villa 4115 Istres

L'immobilière bleue offers you this sumptuous exceptional villa with a panoramic view Located a few steps from the pond this contemporary villa is located in a private residence To visit without delay!! Contact Patricia Gurtner at 04.42.44.56.94 and you can consult our advertisements on our agency website: [immobleue.net](http://immobleue.net) Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>.

Energy class (old measure) : B - Climate class : A  
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